

RESOLUTION NO. 02-90

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS
GRANTING/~~DENYING~~
A CHANGE OF ZONE CLASSIFICATION

The Board of Supervisors of Navajo County does resolve as follows:

SECTION 1. The Navajo County Board of Supervisors does hereby declare and determine that the following request for a change of zone was initiated and filed by MOGOLLON AIRPARK PROPERTIES, that a Public Hearing was duly held on the 8th day of January, 19 90. Notice of the Public Hearing was duly published and the area duly posted in accordance with Section 2202 of the Navajo County Zoning Ordinance and ARS §11-829.

SECTION 2. The Board of Supervisors, having heard public comment and after due consideration of those facts presented, find that the consideration of public safety, health, general welfare and good zoning practice require the following changes and amendments be made.

SECTION 3. The Board of Supervisors hereby GRANT/DENY an amendment to the Navajo County Zoning Ordinance and the Zoning Map referred to herein, so as to change from the A-G (A-General) zoning district to the Special Development zoning district for the following described property:

A SUBDIVISION SURROUNDING A PRIVATE RUNWAY; THIS EXPANSION IS PROPOSED FOR 285.3 ACRES LOCATED IN A PORTION OF THE E $\frac{1}{2}$, SW $\frac{1}{4}$, A PORTION OF THE E $\frac{1}{2}$, W $\frac{1}{2}$, SW $\frac{1}{4}$, A PORTION OF THE SW $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$, SECTION 27 AND A PORTION OF THE W $\frac{1}{2}$, SECTION 34, NORTH OF STATE HIGHWAY 260, T12N-R17E, G&SRM, NAVAJO COUNTY, ARIZONA; THE OVERGAARD AREA.

194 Single Family Units; Cluster Residential Units; 21.2 Acres for Commercial Development.

and those other uses permitted by right in the amended zoning district as described in the Navajo County Zoning Ordinance.

SECTION 4. If approved by the Board of Supervisors, the zone change hereby allowed is conditional upon the privileges being utilized within **one (1) year** after the effective date thereof, and if they are not in accordance with the conditions imposed by the Board of Supervisors, this authorization may be made void and any privilege, permit or variance granted be deemed to have elapsed at a duly noticed Public Hearing of the Board of Supervisors.

APPROVED AND ADOPTED this 8th day of January, 19 90

Marlin J. Gillespie
Chairman
Navajo County Board of Supervisors

ATTEST:

Sharon A. Keens
Clerk of the Board

EXHIBIT "A"

MOGOLLON AIRPARK

Project No. 6824

Proposed uses for Parcels "B" and "C" denoted on Mogollon Airpark Master Site Plan are as follows:

1. Supportive uses and facilities for an Equestrian Resort to include, but not limited to, resort motel, cabins, corrals, barns/stables, tack area, riding arena.
2. Banks.
3. Barber and beauty shops.
4. Boat sales.
5. Book, stationery and gift stores.
6. Clock and watch repair shops.
7. Clothing and dry goods stores.
8. Craft shops which include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
9. Drugstores and soda fountains.
10. Feed stores.
11. Hotels and motels.
12. Ice cream stores.
13. Jewelry stores.
14. Key and gun shops, including incidental repair work.
15. Miniature golf courses.
16. Offices.
17. Parking lots.
18. Photographers and artists studios.
19. Private schools operated as a commercial enterprise.
20. Restaurants and cafes.
21. Retail stores.
22. Variety stores.
23. Accessory buildings and uses customarily incidental to the above uses.

RESOLUTION NO. 07-90

Dated January 8, 1990

STIPULATIONS

1. The number of units in Parcel A to be deleted and to be determined with future submittal of Site Plan for this Parcel;
2. Temporary turn-around on the end of Constellation Lane;
3. Lots #333 and #334 need to be reconfigured so as to have access on to Constellation Lane;
4. Lots #141 through #155 will have equestrian use and lots #141 through #143 will be subject to a larger rear set-back of forty feet (40');
5. All corrals will be in the rear of the lots.

RESOLUTION NO. 07-90

Dated January 8, 1990

STIPULATIONS

1. The number of units in Parcel A to be deleted and to be determined with future submittal of Site Plan for this Parcel;
2. Temporary turn-around on the end of Constellation Lane;
3. Lots #333 and #334 need to be reconfigured so as to have access on to Constellation Lane;
4. Lots #141 through #155 will have equestrian use and lots #141 through #143 will be subject to a larger rear set-back of forty feet (40');
5. All corrals will be in the rear of the lots.